

Comments from town-wide mailing: Housing and Town Facilities & Amenities

Survey ID	Comments
1	Enough with low cost housing already! How about the one at the corner of route 225 & route 27 - what an eye sore. Great job. We need to fight against imposed social engineering by the state.
21	<p>Lots of these are nice to have but can we afford them? Street lights, for example, are necessary in very busy areas or on sharp curves but not in every neighborhood or on every road in town. Ditto for sidewalk snow removal. Maybe clear sidewalks within 1-2 mile radius of schools, but not whole town.</p> <p>42: MEDIUM - maybe 11-30</p> <p>44: Cluster & trail or walkway allowances in trade</p> <p>48: Don't understand this as something independent from what I might add to my house</p> <p>53: only if can't be used for future municipal expansion or if "traded" for new buildings that make more sense for town.</p>
24	70: particularly around schools!
26	large affordable housing should be all affordable housing.
32	Several restrict large developments as Greystone, Lakeside meadows.
39	<p>Westford needs to begin sewer installations. Town has become so large & congested that the environment has to be clogged by failing systems.</p> <p>44: Septic issues</p> <p>57: Is there a need?</p> <p>58: for teens</p>
42	<p>48: only w/ affidavit of in-law status</p> <p>53: assisted living/special needs only</p> <p>62: 4-stroke vehicles only, have a permit fee</p> <p>67: provided it is disclosed where rental fee "money for land" will go & who maintains liability</p>
44	Affordable housing is best done in condo complexes where they are not as conscientious as the doll house on Tadmuck road. How can one qualify for affordable housing with a big van and big pickup truck in front of their house? Strange world.
49	We should have a year round public swimming pool? This was top rated in a previous town survey on recreation. Old and young would enjoy this benefit!
50	I think elderly housing should be separate from affordable housing.
58	<p>49, 51: rental</p> <p>53: we have none</p> <p>68: only at intersections</p>
59	The two 40B proposed for Rt 110 & So. Chelmsford are TOO large and do not keep with the character of the town. Also, will increase traffic to an UNACCEPTABLE level, which it almost is already.
63	Keep some open land in Westford-We do not need to build more schools!
65	Internet access with security or availability of non-private info - is a good thing. More public meeting space is sorely needed. Have enough rec fields in town or nearby.
68	We love Westford Schools. But due to our growth our classrooms are becoming very crowded. Let's hold onto our great teachers.

**Comments from town-wide mailing:
Housing and Town Facilities & Amenities**

Survey ID	Comments
70	We should man the fire stations we have before building new ones. Snow removal (on sidewalks ONLY if we have sidewalks put in for everyone in town.
71	No expansion of funds in this area.
76	Maintain current public facilities & amenities before acquire more. Some public trails are missing signs and used as private dog rest areas.
82	1-acre zoning leads to builders only doing large houses. Cluster housing would allow for more "open space" and affordable housing that perhaps would be attractive to developers.
83	68 1/2: Street signs on ALL roads. 57 Don't build another fire station that we can't fund! Get the one up and running in FV! 42: set back & designed well 43: no more 100+ neighborhoods 44: I like the open space between houses 50: 100 units or less 53: Great idea!! 56: I don't use the library often 61: I love them!! 67: esp in Nab area 70: only near biz & comm
85	Re: 40B Upon moving to Westford from out of state when I heard that the state is forcing towns to build against it will-I thought it was preposterous-how can a bunch of corrupt politicians take our freedom away to do as each town sees fit. How can people allow that? There is no solution to 40B, it will not work. It is an outrageous mandate and people need to get rid of it!
86	All schools and parks should have sidewalk access; Those sidewalks should be maintained (plowed) by the town.
87	50. Apartments, not condo's or houses with only 25% counted. Not more than 100/site. 49. We may need buildable town land for other needs. 69. Street lights on roads with no sidewalks & a lot of traffic. 70. Regulation that owners clear sidewalks.
91	43: Don't understand
97	57. Open the fire station near the Day School-staff it full time-before even considering spending \$ to build another one to sit empty. 44. How beautiful would we be if we'd voted for 2 acre minimum like Carlisle? At least let's try to keep the character of Westford AS IT IS by keeping the 1 acre minimum.
101	We need recreation facility pool and /or skating rink. We don't need 40b housing
104	#49-#51: Aff. Housing: We have lived in towns already that have built and promoted large affordable housing. Through experience, we have found that large housing dev. Promoted segregation of those living in the development and the community. Affordable housing offers a great service to those who need it; therefore, allowing for smaller developments will allow those who require this service to become involved in the community and connect with a wide array of people, instead of creating a community of their own in a larger development.
115	No more! Enough has been done! More housing or public facilities and amenities mean more people- more trouble

**Comments from town-wide mailing:
Housing and Town Facilities & Amenities**

Survey ID	Comments
116	Public facilities should be constructed to serve their functions – but economically. New schools have been extravagant – with unnecessary costly frills
119	There is already a tire stations (unused) in the Graniteville area
121	Carlisle housing restrictions and snobbish and too restrictive. Westford has gone the opposite directions: we need something in between
127	54 – why would we need town hall expanded!?! if we do, it should be in same area. a 61 – we have a lot of walking trails in town, but better parking is needed to make them more accessible
134	47: Small houses
139	I don't care about "affordable housing". I wish people had the guts to say it as many feel the same way as I do. Market demand/free economy sets prices!!
141	Prefer construction/development of low cost single family home (2-3 bedrooms) and present to qualified buyers lottery style. Buyers must be established as low or middle income (low to satisfy 40b) and cannot sell the home for 4-5 years with the town to have purchase priority.
142	We don't need anymore development!!!
144	Improve/enlarge the children's area of the library
147	We need an affordable place for family recreation. Roudenbush needs a swimming pool
150	#62: selected 1 & 3
151	Q64-67 Does this mean towns?
157	Why do we continue to expand government - new technology should reduce needs for additional personnel and space. The lease government is the best government.
161	Westford should be proactive with 40B development to make progress with controlled growth, since we have a great amount of affordable housing to create. Planned developments now will keep growth under town control instead of developers.
162	If you build few large 40B developments you are slamming one part of town with traffic/school overflow/etc. Spread it around! The villages aren't the wasteland.
165	Retain 1 acre minimum home sites (critical). Current taxes far too high to be considering facility expansions. Q44 key item to retain character. Q46 Westford residents only. Q56 Would support hours expansion. Q59 What happened to the new police station meeting rooms? Q64 Preserve only. Q66 No current access?
168	Snow plowing should occur on all roads regardless of whether 'private'.
173	Do not allow large affordable housing ridiculous concept. Creates segregation and divide. To meet 40B - elderly handicap - not burden schools and meets 40B and provides need!
176	58: use the schools!
178	Some of us require housing needs for in-laws, in our own homes. In-law apartments would be a great asset.
179	The town's growth is housing should be slowed down by restricting building permits for single family houses. Housing that is less apt to draw families with school age kids is more desirable.

Comments from town-wide mailing: Housing and Town Facilities & Amenities

Survey ID	Comments
182	Put town hall in the library and build library in old mill somewhere else. Q64: enhance town beaches.
183	Abutting owners should be responsible to clear their section of sidewalks as in cities
184	Despite the helpful staff, the Library is woefully inadequate, poorly lit, and generally unattractive. A town pool (like the Beede Pool in Concord) would benefit everyone from infants to elders. An ice rink would be nice too. Q49 Affordable housing near Stony Brook School looks weird! Q58 with a pool and ice rink.
191	The town should become more proactive in addressing affordable housing requirements, not just react to developers. 44: If combined w/ common open space 67: in commercial areas only
193	Preference is towards QUALITY of housing - Single Family homes. Do not see, expect Westford to facilitate affordable housing - let market forces determine
195	#44 - my thinking here is you would run into a problem without town sewerage and the possibility of topography that is really not suited for building. Also small vacant lots that would not be suitable to existing side lots regulations, crowding out existing homes. We could end up looking like Nabnasset did 50 years ago.
203	44-less than 1 acre, but not less than 1/2 acre 70 snow removal on sidewalks near schools at least
208	42- if the goal IS affordable housing, 44- unless clustered with corresponding open space 49- if other methods aren't sufficient to achieve goals 54- if it is absolutely necessary
210	70- in areas where it is not the homeowners responsibility
211	Inside track for everyone, hours for elders too!
214	I want a balance mixed residential housing. I don't want mostly empty office/mfg building. Amenities: cell towers on town land for a fee
215	Would be great to have a "teen hang out" center with sports, games, snack bar, bingo, ping pong, etc...
216	70-public or private, occupants/owners can share this responsibility
218	40B strategy of using existing structures, (private/public) is a positive plan!
221	Westford does a good job with public facilities and amenities, but needs to address the need for additional affordable housing. 44: only if town sewer is available 53: why are we building schools is some are unused?
226	Developers should pay a price for bypassing town ordinance (40B)
230	People with motorized vehicles routinely ignore restriction signs in conservation areas. I have not seen much effort to enforce restrictions. If confronted the motorized (off-road) vehicle owners usually say "every one does it, & nobody seems to care." Snowmobiles are probably the worst offenders. Haven't recently checked, but town beach use fees were too high in 2000.

**Comments from town-wide mailing:
Housing and Town Facilities & Amenities**

Survey ID	Comments
238	Many young people and seniors can't afford to live in Westford. These people should be given priority on low income& senior housing when available.
254	<p>The master plan formulation process should really study how Westford can be a stronger town - we do not build upon our strengths enough and have created a bit of a conundrum for ourselves with excessive building of HUGE houses - They are a waste of resources. Westford must address sewerage disposal. We do not serve ourselves by continuing with private septic systems.</p> <p>43: no more homes over 2,000 sf. We already have plenty</p> <p>44: if the house is similarly sized</p> <p>52: NO NEW LARGE "typical" developments</p> <p>56: if need more space</p> <p>58: Don't we have one - Roudenbush & private facilities?</p> <p>68: light pollution</p> <p>70: in town yes. But residential homeowners should take care of this.</p>
259	#57 We have yet to staff Rogers Fire Station so why would we built another "unstaffed" station #59 Use schools for public meetings
282	48: if proof of "in-laws" is given
285	I strongly believe Westford should be expanding Public Water Supply to existing residents and require the same for New Homes and developments. I am truly discouraged that this item was not placed on this ballot. Particularly with the high iron content of well water in this area and the perchlorate issue
289	<p>Why does Town Hall need expansion when we can't even have our kids ride on the bus free?</p> <p>Why do we need another fire station when we pay \$200/ear for bus service?</p>
291	<p>56: if it won't be visible from common - Acton did a good job of expanding library to the rear</p> <p>58: at what cost? For whom?</p> <p>67: NOT on town property in residential areas</p> <p>68-70: depends</p>
296	40B is a ridiculous law that cost all of the towns nothing but problems. Government should not be involved in housing. Please stop the huge apartment complexes. The cost to all of us, traffic, more schools, and police issues in these developments will be astronomical!!!
301	Westford should prohibit building 100% large houses in development, which has caused affordability to be worse & worse. Westford also needs to build its own affordable housing to get to our 10% goal as soon as possible.
302	Stop building McMansions and build a few smaller homes to attract a more diversified population.
304	<p>Enough with the Fire Stations. We have plenty! If you do anything move the fire department out of the center of town and use that space for the town hall expansion. Use that space for the building department, BOH, CC etc -</p> <p>Let the market dictate. Work with developers. Do not increase their cost. You will do much better!</p>
307	Use "44" as a tool for "43" allowing mixed sized developments - not just a tool to increase density.

Comments from town-wide mailing: Housing and Town Facilities & Amenities

Survey ID	Comments
310	57, 63: if needed then yes 59, 69: is there a lack? 67: explain 68: (main roads) yes 70: if/where needed then yes. Schools/Sr citizens access
312	Street lights in residential neighborhoods
341	Affordable housing and special needs facilities should be well integrated into the community -> not relegated to one area that would be known as "the bad" part of town. Developers should be required to make a large portion of new housing "affordable". 44: only for cluster housing to preserve open space 52: a good portion, not just 2 houses - Affordable housing shouldn't be shoved into one geographical enclave but spread throughout the town to encourage integration.
344	I would like to see the town hall building remain historic in it's character if this cannot be accomplished then a new town hall would be better somewhere else! I don't think the middle of town would be a good place for new construction.
351	I do not think we should be using taxpayer money to develop subsidized housing based on the arbitrary requirement of 10% set by the state. As a worst case we should focus on subsidized rental units if 25% are subsidized, the entire 100% count as subsidized per state rules. I don't know how this helps the 75% who live in units that are not subsidized but count as subsidized, but if we are going to play the state's game we should play it wisely.
363	41:Affordable! 44: w/Size restrictions for homes! 49: Affordable rentals! Every other town I've lived in requires residents to clear their sidewalks and I agree with this policy. As for recreational centers and facilities - more should be directed towards adults. The adult rec & fitness programs are always getting shafted because of children's activities. We adults deserve equal access to school gyms, etc. in the evenings and our programs should not be held in inadequate spaces. Not all of us can afford health clubs.
364	Lot sizes and housing styles, sizes and use to be kept compatible with the location and nearby existing housing.
368	We don't need to spend money on a new town hall or library. The current buildings are just fine! Just because other towns have new libraries we don't need it too. What a waste of money - the library is big enough! Chapter 40B should be regulated more by the towns not the state. Look at Chelmsford, they kept building on less land because we have public sewers.
375	Beaches are too far across town and rinky dink. How about a centrally located public swimming pool complex - see - Westfield, New Jersey plan - tops! Also - a public ice skating rink outdoors is ok. Gives all ages something to do instead of having to join a private club.
379	People should clear the snow on sidewalks in front of their houses - the town shouldn't have to.
380	#44 but not less then 1/2 acre. #45 relates to more affordable housing, not just "senior" centers.

Comments from town-wide mailing: Housing and Town Facilities & Amenities

Survey ID	Comments
381	I would love to see this town stop all building.
384	No cell towers in residential areas!
386	Require developers to fully complete developments (turn over sheets to town) prior to allowing further development in town.
392	Keep sidewalks clear from overgrowing bushes or trees.
395	I strongly disagree with building small houses near school grounds, as done near Stony Brook.
398	As I took the survey I reserved my strongly agrees for senior, handicapped and affordable housing. I have a handicapped sister and a 92 yr. old mom that I have not been able to house near me. I'm afraid my 21 yr old son cannot afford to live in Westford. As the boomers age, we need assisted living in Westford. I am a strong proponent of internet access to town records. Miami-Dade has a great website showing real estate taxes, properties sold within a year, building permits, etc.
404	44: if it allows for more open space
408	48: get them accepted as affordable housing units
411	70: If sidewalks are provided, they should be useable in winter as well as other times of year. 41, 42, 47: Westford is lacking in rental housing and reasonable sized single family houses.
415	44: Zoning should be changed to 2 acres like surrounding towns 53: There are no unused buildings that are available
418	Our legislators need to do more to change or revise legislation regarding Chapter 40B developments. The town and its people are not given any power or discretion. Instead we got these developers coming in under "40B" to circumvent the town and its rules. While I like town amenities, I am not willing to pay out more taxes for these services at this point.
424	I don't believe the town should be in the real estate business. Let some of the big businesses build homes for their employees the way the Abbott Worsted & Sargent Mill did years ago.
425	Zoning will guide the future. Stop making up development requirements on a case by case basis.
432	Generally speaking not too favorable. 45: You will never do it. 54: If you have space 69: Lights removed Hillside Ave.
437	Housing should not be built as close to school as was done near Stony Brook School - Looks Awful - for both the homes and the school - Have heard nothing but negative remarks about the placement of those homes!!! Who made that decision?????????
438	We need more space in town hall. It doesn't make any difference where it's located.
451	The cell phone service could certainly be improved.
453	Let's not turn Westford into "Yuppieville." 59 [public rooms] & 60 [parks]: for whom? 48: Personal choice 52: state law

Comments from town-wide mailing: Housing and Town Facilities & Amenities

Survey ID	Comments
455	The town hall hours are unreasonable for working residents! How about one night open until 6:00 or 7:300 for those of us with employment until 5pm & long commutes???
455.5	No more Westford Community phonebooks - what a waste of town money.
458	Powers Rd needs a sidewalk. Over a dozen years, a considerable increase in houses and population has increased along the road and pedestrian use has increased. It has few shoulders and is dangerous to walk with many blind spots for pedestrians and drivers.
461	Retain real estate values.
466	Residents should clear sidewalks in front of house - not by town
471	Consider building large affordable housing development on town owned land so we could control the project. It would be great if priority could be given to those working in Westford: teachers, police, fire, etc.
476	48: not in neighborhoods but more like Tadmuck Sr Hsg.
477	Q51 - Westford should promote a couple of small... Q53 - Where? Which ones? Q56 Get rid of OLD books instead! Q58 - like what? Private business venture. Q61 - People don't use the ones we have. Q62 NO!! NO!! NO!! Q 68-69 - Where? Who pays? Q70 Only where absolutely necessary - town offices, library, police stations, etc.
478	Get rid of the "do nothing jobs"
481	Stop fighting the 40b. The NIMBY reaction has got to stop.
482	Would like to see a more appropriate & larger Senior Center. One that could house more activities and support for our beautiful seniors in town. It's always Seniors last, when, in fact, we should place them much higher on the list.
483	If we develop our own affordable/special needs housing (#53), who is responsible for Liability insurance and building repairs? #54: The parking lot is too small -- employees take all the spaces and nothing is left for people during business at the town hall.
485	Leave Town Land -- "Town Land". We have side walks now in places no use at all -- they walk in the roadway.
493	A branch library may be a good idea, but not until the population grows more and the tax base increases to pay for it.
495	Considering the mess of houses off of Rt40, I think ENOUGH is ENOUGH. We should maintain as many open spaces as possible. Public gardens would be lovely.
498	49: If we have the money 54: The present one suits me fine.
503	A nice senior center like in Chelmsford. 49: don't think town should be in the business of development [no ans] 54: if necessary 68&69: where needed
508	Encourage tree planting. Tree warden is not working. Highway dept should have this responsibility. Provide budget to care for trees. 62: [off-road veh] very destructive & noisy

Comments from town-wide mailing: Housing and Town Facilities & Amenities

Survey ID	Comments
511	Stop the excessive spending on new facilities. Develop more creative solutions for alternatives that utilize existing resources. Reduce the taxes to accelerate prioritization of critical items versus "nice to do" wish lists.
514	Move center Police and fire to route 110. Move town hall into those buildings. 53: Town hall should have priority for more space 60&63: are these different? 70: homeowners resp.
515	45: more [housing] planned @ Tadmuck 50: if along rt 110 64: Question too broad
517	Acquisition/development of trails on new conservation and open space land.
518	56: Done that! Extend hours & get more books. 67: drawbacks/benefits?
520	Westford should work to amend 40b. We have more modest housing than surrounding towns. We need a more equitable definition of affordable.
534	Promote the American dream, don't crush it.
539	#54 and #55 - Why expand? Looks okay to me. #61 -And bike trails.
541	Whatever we do, we should build fewer buildings of all types and leave more undeveloped land the way that it is - undeveloped.
543	Don't ever put in large housing development/businesses. If the town can make \$ from cellular equipment, do it! Update the town hall. Street lights are very much needed - especially narrow, windy frequently traveled roads such as Old Lowell and Griffen (cut through roads). Maintain the character of the town can be done with small rental dev.
544	We need a stop sign at the intersection of Flagg Rd. and Robinson Rd. - very dangerous area, traffic wise, and many families with children close by.
545	Any new street lights should minimize light pollution.
547	#5 Housing - Why do we need to "promote" any housing? Housing will take care of itself based upon needs and economics. #57 - We need town water south of Rt. 110 before you build a fire station. #54/55 - Why do we need a new and/or expanded town hall? #56 - We just completed a library expansion. #69 - More street lights on existing streets should be a priority.
549	We do not need anymore cell towers on Rt. 110. It's already a jungle and I don't want to have to see another cell tower as I drive down my street.
551	Street lights on new roads should be paid for by developer of new roads! Additional police, fire or school needs required due to a huge new housing development should be paid for by developer - as is done in many other parts of the country!

Comments from town-wide mailing: Housing and Town Facilities & Amenities

Survey ID	Comments
554	<p>44: this could help affordable goals</p> <p>45: only if seniors can afford</p> <p>53: when unused building is appropriate & not more suitable for a different need. Town Farm, for example, could have many uses including commercial.</p> <p>54-1/2: How about dividing functions served by town hall into 2 buildings?</p> <p>65&66: this is already better!</p>
555	<p>Didn't see option to split Town Hall Functions into more than 1 location. Do they need to be either in Center or new Town Hall elsewhere? There are other choices!</p> <p>Unused municipal buildings should be investigated for all possible uses, housing being only 1 possibility.</p> <p>What about Town Farm? Use it or lose it.</p>
558	68&69: depends on if needed
561	57: if staffed!
564	70) Most cities this is a requirement for the owner of the house the sidewalk is in front of ...
568	44. Smaller lot would lower property tax to homeowner, and make more open space and/or more land for housing, which would generate more tax for the town.
570	48: within houses ok
577	Wasn't a Fire Station promised in the Tyngsboro Rd area if Greystone was built? One is needed in that area (800 homes)
583	No more building!
592	Stop allowing homes single family and others to be built so close to the road it is very unattractive - The houses look like large "hulks" ready to walk into the middle of the road!
593	Streetlights - too much light pollution as is. Wastes energy as well.
595	No More lg developments over 50 houses our schools & public works can't handle the volume.
603	Affordable housing is a vital element in creating a welcoming, diverse town. We should offer MORE units than is required by law, allow smaller homes, and 2-3 story homes. Let's make a statement to the wider community that we value families.
607	Integrate low income/affordable housing. Don't make A.H. ghettos. No new lights. Use reflectors and other passive means. Go careful with ment disable-spent 1 yr dealing w/M.D, person. M.D. was creating hostile living condition for 3 elder workers/ Dept MR was very unhelpful. have prob resulting process in place-town should (?) (?) /disable person use pro(?)
614	Elderly housing-please, please-so many elderly have to leave town because they can't afford their homes, taxes, etc.
617	We need mixture of housing so that young people and older citizens can afford to live/stay here. Also mentally and physically disabled people need places to live near their families. They deserve quiet, pleasant places, too with acceptance. They are human beings. It's time to evolve beyond ignorance and prejudice.
620	Westford needs to build its own affordable instead of 40B developers. Westford needs to CONTROL COSTS instead of lots of expensive goals/projects.

Comments from town-wide mailing: Housing and Town Facilities & Amenities

Survey ID	Comments
622	A traffic light on Rt 40 at Oak Hill Rd.
623	Regarding 52 "that happens anyway, doesn't it? How they get around town requirements.
625	More recreation fields as needed. Snow removal on sidewalks near schools needed. We would like to see the states 40B requirement satisfied by a large apartment building along rt 110. We need to stop large developments and make our growth more manageable.
627	I am very concerned that housing is scarce for new families with limited income. The character of the town is enhanced by housing a diversity of economic groups.
638	#59-use existing schools and churches
644	I don't understand enough about 40B housing but I feel the town should come up with a plan to meet the state mandates and not be at the mercy of developers.
655	68, 69. major roads only. 70. public building only. A paved walking/biking trail would be nice - good for strollers & people who aren't able to manage rough surfaces.
661	The State's Chapter 40B requirement should be overturned. It only applies to the 1st owner of the property. Until then, 40B housing should be designated within existing housing developments.
666	I am all for affordable housing! What makes me concerned, can Westford handle a lot more people without making a lot of big changes and raising taxes (more schools, more traffic, police, fire...)
670	No more lights!
695	Q46: Wouldn't this be costly and drain on existing resources (sorry). Q53: Can we pay state money back to get rid of 40B requirements? (i.e. use the money we would have used toward buying Graniteville Woods so we can get rid of this 40B baloney). Q54: If necessary? Q56: Are already plenty of libraries. Q58: Already have Roudenbush. Q67: How will the town benefit? Is there any way we can get rid of the 40B requirements? Can't we come up with the \$ to pay the state off?
697	No more development-this Town can't afford what it has now. Can't even keep library open longer hours - if it expands it will never be able to purchase more supplies. We need to keep our open land. Tax rate is already making us think about moving!
700	Don't Bring more kids to school system because or 40B. Handle 40B with small rentals. Taxes cannot continue to go up so much because of the schools.
701	Q45: If they need more. How about this - developers should give the Town a sizeable amount of money for each development to go towards new: schools, town buildings (fire-police-library etc), so the people that have lived here for a long time don't have to keep paying for new buildings for the new development.
709	#41 For rental if it counts in the affordable housing; #44 zoning for less than 1 acre should also allow for open space; #53 What about the old mill building for housing?; #57 We already have on fire station not manned; #63 Why not help maintain the area behind the H.S. or other schools, so that it could take weekend play.
712	Use good sense when allowing land to be sold to developers. Putting a large development on a small plot is just asking for trouble. Where will the children go to school? Where are all the additional police and fire fighters to support the additional residents?

**Comments from town-wide mailing:
Housing and Town Facilities & Amenities**

Survey ID	Comments
730	We can't keep raising taxes for individuals (property taxes) if 40B has to happen use existing facilities like schools or municipal buildings. More people typically means higher taxes through!
739	If rental units are economically viable and if they will count as affordable, work to encourage development of such units.
741	Q69: Although a police officer recommended a street light on the road I live on (and it was approved) NO LIGHT EXISTS!! Q 59 Senior Center needs to be evaluated RE space or rather lack there of! Very Good, Thank you for the opportunity to comment! Keep up the good work!
743	Q67 Safety of the people working in the area needs to be taken into account Q54/55 which is easier, parking seems OK in current location. Housing. My concern with housing is the volume, which seem to be a high volume per year causing schools to be over burdened and taxes that have been going up fast. How will the elderly/"affordable housing" afford it. Slow down development.
749	Today builders are doing anything they want under the guise of 40B. This town will be ruined if we don't exhibit some control over what is currently happening.
754	Q67: Depends where. We have enough large SF neighborhoods. We need to promote Traditional Neighborhood Development in appropriate areas. If the price were right on Graniteville Woods we should've bought it & done a large scale 40R (if there could be access to Rt 40) w/restaurants, town recreational facilities- pool, skating, playing fields & small shops, florist, daycare, & clustered small home (ie 2 bedrm cape w/ unfinished upper area for potential 3rd bedrm).
755	While I think requiring developers to include affordable housing within large neighborhoods is a wonderful idea, I don not want the developers given any special treatment for this such as allowing cluster zoning.
758	We need a municipal building badly.
759	The latest huge rise in RE tax (based on prev. rising housing sales) is grossly unfair to those who aren't selling their homes. It will cause many more to leave town (& state) to the immigrants bringing many more children to schools, as elders find they have to sell & leave.
764	Stop the development. Preserve the small town character (what's left of it).
765	Build a new center firehouse and move town hall over to existing firehouse.
766	No apartment building large or small.
768	Area north of Rt 40 (around Keyes Pond) in need of asphalt roads, town water & hydrants instead of "chip seal" roads. Recommend constructing sidewalks, at least on one side of Rt 40 from Chems line to North St for pedestrians & bikes.
769	Q60: Maintain what we have. Q64: To town residents only. Q68: Only if absolutely needed. Q69: Only if needed. Q70: At least around those that provide access to schools. The existing parks & beaches should be maintained well as opposed to bringing on new parks & beaches.

Comments from town-wide mailing: Housing and Town Facilities & Amenities

Survey ID	Comments
774	<p>Q45: One bedroom not subsidized (subsidized?)</p> <p>Q46: Apartment with first floor for wheel chairs and canes only.</p> <p>Q53: Sometimes it costs more to reinvest, Taxes too high. We are being priced out of town. New senior housing too expensive.</p> <p>We could use a few apt bldgs-- 1bedrm in different neighborhoods- with handicap on the first floor. People really don't like moving to new areas after they have lived in their home many years. Many older people are not getting high social security & have medical bills and can not afford to pay high rent, then heat, etc.</p>
775	<p>Q67: Perhaps a cell tower could go on the Taj Mahal/aka New Public Works yard overlooking the entire town.</p>
776	<p>A practical approach is obvious, but I do not think a survey can accurately express public sentiment. Each issue needs to be assessed specific to its merits on a project by project or development or development basis. Elected officials have that responsibility - I would like to be included in the debate as well.</p>
779	<p>Property taxes are too high - no new construction projects!!</p>
784	<p>Instead of the millions spent to make government schools look like Taj Mahals the money should be going to make our library something we can be proud of. We have exceptional staff but the facility is horrific. If we care about education, then improve our library.</p>
785	<p>Could developers be required to include sidewalks connecting their development to other developments or businesses?</p> <p>Q41: However 40B developers should be scrutinized.</p> <p>Q42: Concerned about negligent developers.</p> <p>Q43: Diversification throughout town.</p> <p>Q44: The developers already launch 40Bs and we have a 1 acre minimum. They will abuse us more if that decreases.</p> <p>Q46: Throughout town.</p> <p>Q47: See Q41.</p> <p>Q48: Allow families, when needed, to accommodate the "in-law"</p> <p>Q49: Could be a good option if done well.</p> <p>Q50: Concerned about developers abuse.</p> <p>Q51: Promote "enough" and added "throughout the town".</p> <p>Q53: Could be a good option if done well.</p> <p>Q54-56: Can we afford new town buildings. Why do we need new? I can't have a new house or bigger house during "tight" times. How can the town?</p> <p>Q57: You haven't even manned the Rogers station yet.</p> <p>Q58: Unless privately funded.</p> <p>Q59-61: Let's pay for functional infrastructure before recreation. We need sidewalks and traffic light first!</p> <p>Q62: As long as they don't cross private property. ATVs use many areas they are not supposed to.</p> <p>Q63: We can't pay for all this.</p> <p>Q68-70: I think people would walk and play more throughout this town if we had sidewalks and traffic lights and street lights to help us get to the current facilities. Everyone wants to build more facilities but they never thinks of how to get there. Let's have infrastructure now and more facilities later.</p>

Comments from town-wide mailing: Housing and Town Facilities & Amenities

Survey ID	Comments
787	Snow removal from Crown Rd. into town center. A lot of people walk that route.
789	Slow down housing developments, keep town small.
795	Q57: If that is an efficient use of a building. Those who plan for the town's progress should look at the big picture (CMP) and place "fire stations" where towns people will be better served. Buildings that can be used for other purposes that will not cost a great deal to update should be used for purposes that serve the community.
799	Snow removal on major road sidewalks versus all sidewalks. Depends on street light style
806	This town must build a family/teen recreational facility, ie indoor pool/exercise room/ice rink/community center with pool tables, dancing & music rooms for all ages! And what a better "gateway" to Westford could there be?
810	Can't the town try to get by with what is available instead of always spending tax payer's money on stuff that isn't needed.
812	Q59: In library.
817	Q64: Need new sand put on Edwards beach every year. Street lights are very important for nighttime safety and walking.
819	Q54: Parking only
826	Strongly agree to preserve town lakes and beaches. Strongly disagree to expand availability to lakes and beaches to "non-Westford" residents.
827	Q43: The last thing Westford needs is more developments! Instead, how about working on purchasing more land to halt growth. In the long run, it is economically viable as apposed to paying for more kids in the Westford schools. Strongly agree to preserve town lakes and beaches. Strongly disagree to expand access to Westford lakes and beaches to non-Westford residents
828	Q57: Don't know. Q58: Self supported. Q64: Town residents only.
832	The town should consider acquiring small existing single family homes to resell under the affordable housing plan to meet the 40b criteria
834	Large rentals until town reaches affordable housing quota then use number of smaller rental units of 10 or less. Less than 1 acre for each single family house with idea of developing "cluster housing".
835	I currently believe that realtors and builders/developers have a greater priority over the will of the people. Let's promote and/or adapt the current un-used building space available in town before adding more- more affordable housing ie. Like Wymans beach housing-but all year not seasonal.

**Comments from town-wide mailing:
Housing and Town Facilities & Amenities**

Survey ID	Comments
837	Q45: be nice if they could remain in own - not capable Q48: interpretation needs to be in place exactly what this means to the homeowner Q52: there isn't much land left for large developments Q54: shame house across street lost to town Q58: expand Roudenbush Q60: improve those in place, Graniteville Field never recovered We have many good assets that could be nicely expanded
839	Q53: maybe
843	Q52: 55+ Give the kids who live here a chance. Stop bringing in more - there is no more room. Build an indoor sport arena or rink for the children that are here now!
845	I have mixed feelings about some of the proposals in this section, not because of what they seek to do, but because of how they might be implemented.
848	#44 strongly agree is it is affordable/small houses. #41-43: do anything possible to get lower income people here. #52: a joke when there are a few token affordable units with a zillion revolting mini-mansions. People in McMansions scare me a bit more then poor people. Q63 why not use the McMansion lawns? Why does the town need to satisfy the appetite for organized sports? Let them buy their own land!
854	Q48: In law apartments should be approved when family needs dictate and is requested for home renovation. Q53: Buildings must be studied to predict re-use by town before approving other uses. Q70: Town should be responsible to clear sidewalks near town property and schools. Adjacent property owners responsible otherwise.
856	Assisted living development for disabled and seniors
861	More service = more taxes. We should increase fire stations as needed. Other services should not be expanded. We have plenty. Snow removal on sidewalks – should be the responsibility of the homeowner or business whose property abuts the sidewalk.
862	Q67: If it is not near residential or conservation area. Cell towers should be kept away from residences as well as away from areas often frequented by children.
863	Q64: Not EBC leave as is.
865	I do not object to affordable housing. The town must take firm control of the 40B developments being planned. It seems that Parker Village is getting more then its fair share of these projects. Parker Village will soon be called Parker City because of all these projects
866	Don't put all the affordable housing in one area of town. Spread it around the town. It is not fair to current home owners to have so much in their area. Also, not fair to affordable people because of label

Comments from town-wide mailing: Housing and Town Facilities & Amenities

Survey ID	Comments
869	Q49-50: NO NO AFFORDABLE HOUSING!!!! KEEP IT OUT OF WESTFORD!!! KEEP WESTFORD NICE!!! Affordable housing will ruin our property value and neighborhoods – our homes are our life's investment and we've worked really hard to live in a nice community – Please don't ruin Westford!! with affordable housing!!
870	#42 depends on when it is located. Okay on major roads Q49+53: but there are legitimate competing interests for use of these resources. #64: I support preservation but not necessarily expansion
872	Before binding a new fire station, it would be helpful to open and fully staff what we already have! Can some other town office functions be moved to currently owned property, ie Rec Dept. All new development should require builder/developer to provide funding for town services schools, fire dept, police dept, etc
874	The number of tires the street gets scraped during each snow storm is a waste
875	Q46: Difficult to answer without some kind of detail. #53 Agree to developing for affordable housing. What is meant my special needs? Q67: Need more detail. What kind of cellular equipment?
885	I think the town should commit to high quality fields for youth. Nicer fields translate to more youth interest. More interest fosters higher self esteem and team building. These lower the risk of drug use-which would lower crime.
888	#45-Taxes are so high in town & public schools so prevalent, I could not imagine how we would market this. #49-53: I don't think there are enough town-owned buildings that would satisfy the state for 40B. I would rather see fewer large developments.
889	Work for Section 40B developers to include more affordable housing
894	I do not think our facilities are overcrowded.
902	We have a cell tower in our neighborhood and the leasing funds are going to a private property owner. Better that the town receives those funds and our taxes stay lower.
907	No more housing here!! Enough is enough; Too many developments; too many McMansions; too many people and traffic; too much open land being eaten up. STOP IT!!
911	Spread afford housing through town not just on one side of town.
912	Q70: especially schools Senior housing should be located near grocery stores, pharmacy and churches.
917	Another reason we decided to move to Westford was the restriction on new home developments. Please continue to limit and restrict the number of new housing developments in Westford. They destroy the character of the town. We previously lived in New Jersey, and new home developments result in homogenized, cookie-cutter towns with no character.
918	Sidewalk snow removal for school “walkers”.
921	I think we need to improve playgrounds-every other town Chelmsford, Littleton, Groton seems to have a really nice playground- we don't – Why? Can't we use the beach @ Nab? Land to the side would be great for a playground structure. Trails specifically for off-road vehicles so they do not use and wreck the conservation and neighborhood roads.

**Comments from town-wide mailing:
Housing and Town Facilities & Amenities**

Survey ID	Comments
922	All types of housing should be available if there is a demand for them. But, I don't think we should encourage the building of certain types of housing if there is no demand (eg. Rental, disabled, senior...). Will they sit there unused? I definitely think Westford should try to quickly meet 40B requirements so that we can limit more development in town.
926	My residency here (3 months) is too short to comment. I know too little about Westford.
927	Affordable units can fit into overall fabric of town. If you put it all in groups or in one area of town it creates stigma, segregation. Sprinkle it around town.
935	As a resident of a condo dev with affordable housing residents it's clear to me that the needs with these families are much larger than financial and in order to serve them I feel there should be required resources as part of the application process. This would reduce the negativity of the owners (myself) & be helpful to the renters.
936	The town should embrace 500 units of JPI "like" 40B developments. These apartments near 110, 495 or Rt 3, will allow us to get to 10% affordable housing quickly, without burdening existing neighborhoods. The town will then be able to force developers to include affordable housing when they want to build their high-end homes. The key is to leverage the 35 home per year moratorium.
938	#65: Problem of identity theft is greatly increased when public records are online.
942	Q42: depends on where Q43: if appropriate yes! Q44: small where appropriate Q48: (our kids can't afford to live here to care for us) Q50: neither is good Q52: mixed is best yes Q54: How?! Q56: if needed Q59: do we need them? Q60-63: Gutierrez could give space for this where appropriate, if needed Q70: near public buildings, like Emerson Hospital used to have Q72-74 if money were available Affordable housing should be expanded-but not as homogeneous projects-mixed use best. Less lighting along roads. Cell towers not in residential areas-Hwy garage town land.
949	Q52: none should be large
953	Q51: replaced word (developments) with (buildings) Q52: replace "large" with "all" Q54: no room Q55: move some town offices to a different location Q66: while maintaining telephone access Q70: by homeowners
954	Q53: form partnership with developer to transform municipal buildings into affordable housing.
955	Thought snow removal on sidewalks was up to the owner. Should be "in forced".

Comments from town-wide mailing: Housing and Town Facilities & Amenities

Survey ID	Comments
956	Q44: we already have snob zoning, use it! Q67: for what purpose? Q70: within area of children walking to school.
958	No new town hall, schools, fire stations, look for creative solutions to accommodate growth. Why build a new facility and leave it empty!
959	Stop housing, common land!
962	Cell towers along divided highways (as in bylaws)-if needed, in other commercial zones, then (possibly) on town land (with 1000 foot setbacks) then on existing buildings, then on utility poles. NO towers on or near residential zoned areas, schools or near playgrounds this needs attention NOW. Omnipoint wants towers every half to 2 miles, others will follow.
966	Q44: on a limited basis only. Q61: limited Q67: if needed Q69: within reason
970	Q67: Town property fine-ABSOLUTELY NOT IN RESIDENTIAL AREAS!
972	Town Center is so far away for us, that we hardly ever go there. The library might as well not be there. We attend no town events. This is in sharp contrast to Burlington where used to live previously. I have many fond memories of numerous town events held in the town common (MUCH prettier than ours). About housing; there is altogether too much obsession with having trees everywhere, instead of having dense pockets of woods within a generally open landscape. Makes the town look dark and gloomy on sunny days. I remember driving down Depot St for miles and then turning right into Vineyard Rd, and the feeling was that of leaving "the shadows" and entering the bright and open space.
976	Q44: if there was something stronger than "strongly disagree" I would check it. We believe we should minimize all development in Westford until we can be certain that our public facilities and infrastructure, especially our schools, can support a population influx. Additionally, we believe that no detached home should ever be built on less than one acre.
980	Q56. with better/more parking; Q60. with more shade!
981	Vigorously pursue alternatives to 40Bs for affordable housing.
983	Need large apartments & 40B housing on rte 110 near grocery stores & on bus line.
985	Playground in Graniteville area, north of center. Rec center with swimming pool. Nature exploration center at EBC or other site.
993	Q68-69: depends on road
995	Town should stop building McMansions that are unaffordable to most. Developments should be responsible for infrastructure burdens to town, i.e. road maintenance, bussing, schools - lot sizes should be made to blend into existing neighborhoods - size appropriate to what is there - no new development.
996	50, 51. We think Westford (re: 40B) should pursue a strategy like Acton, where we build a few big condo buildings. We weren't sure if those fell under 50 or 51, so amend our choices accordingly, (one agree, one disagree).
1000	40B is only another way for the developer to cram unwanted development into our town.

Comments from town-wide mailing: Housing and Town Facilities & Amenities

Survey ID	Comments
1002	Stop all those 40B's!! Be pro-active!!
1006	We need a rec center, especially programs for teens!
1013	Townpeople need to be educated as to serious difference between affordable housing and low-income housing. There is obvious, perhaps deliberate, mis-understanding!!
1033	I think we need to recognize that "affordable housing" is a dubious position on many levels. For one thing, the more you increase the housing stock, the more affordable housing you need to reach the state imposed requirement. It's a no-win situation which will eventually degrade the quality of the town. There are also many small capes and the like throughout town that are "affordable" with relation to the nature of this community! The town has also lost "affordable" housing through failure to keep track of its existing stock on resale and will likely continue to do so when there is even more "affordable" housing in town. Finally, I have personally known people in town who occupied "affordable" housing-they were typical, middle class couple with viable jobs that simply needed more time to save money. Oddly, they could not sell their "affordable" condo when they wanted to trade up for lack of a qualified buyer.
1037	60-61. We have enough.
1043	Not enough sidewalks, esp around schools-roads for children that walk to school or an alternative to bussing.
1049	I would love to see a public pool.
1053	Stop building so many large homes unless required acreage is increased to say 2 acres. Decreasing the problem of building more schools. Taxes are far too high already esp. for people on fixed incomes.
1057	Not necessary to have the amenities in schools & town buildings
1058	Limit expansion unless there are requirements on developer to provide for required services (ex. School expansion, police force, fire expansion, etc.). Not just rely on new tax base.
1059	To do things for all citizens, especially the elderly!
1062	60. On town land/no purchase. 64. Why expand? 68. If paid for by developers. Whose idea was it to put the highway garage up such a horrid hill - did anyone consider New England winters? Library- the Friends of JV Fletcher seem to have many dollars - can't they fund more versus tax payers.
1066	Elderly housing on Tadmuck Rd. is in very poor condition. All elderly residents are very upset with all the Chinese living here; none speaks English; most are nighttime people.
1072	42: need for 40B
1074	33-36: depends on where placed
1076	The town has gone nuts over "affordable" housing. It is an insult to those who work hard (2 jobs) to afford property in Westford. Not just the home - but the TAXES. If Westford wants to "help" - give seniors a tax break.
1079	updating schools
1080	We need "in-law" apartments

**Comments from town-wide mailing:
Housing and Town Facilities & Amenities**

Survey ID	Comments
1081	Stop building new homes & use existing buildings for affordable housing.
1082	54-55. Why does this need to change? 62. No, no, no.
1085	Provide city water in old neighborhoods, like Vineyard and Quarry Hill Rd, etc...
1086	Cell towers must not be allowed in residential locations. But an option is for them to be put on town owned land. Also, alternatives for the large towers must be investigated such as those established in Martha's Vineyard.
1088	Housing, for me, is all about smart Growth-put the housing along Rt 100, etc. Close to highway. Other areas are already built up and close to services. Stop building at the edges of town!!! Stop cul-de-sacs, instead build streets that are easy for upkeep, police, fire, etc. And close to built-up areas.
1094	44. How about 2 acre zoning. 47. Apartments rentals yes. 48. Houses no, we have a lot.
1097	A few large rental property developments would not change the character of our town. We need to provide some affordable housing to young adults and families in the area.
1099	Littleton cleans in fall also. Not on home-owner property.
1101	Maybe the town needs to consider hiring a planning board and having two town members on the board.
1102	Housing: I think we need to do a better job of taking care of our elderly and disabled/special needs residents with regards to housing needs
1108	We need to promote healthy living by creating more connecting (town to town) trails and walkways
1110	New soccer fields, parking lots, etc should not be put in residential areas. It ruins the neighborhood feel and brings down property values, both which are not good for all of Westford in general. For example - what is being proposed on Nutting Rd across from #61 & #65
1117	strongly urge developing existing properties rather than more new development
1118	70: Residents should be required to shovel walks in front of residences. As population ages more affordable, small, style family homes for seniors, town employees and young families.
1126	54-55: No expansion 56: Library was expanded. 70: in center of town only
1133	50: if 100% affordable. 64: Except Burgess Do not expand access to Burgess pond or no longer pristine.
1136	70: only on main streets

**Comments from town-wide mailing:
Housing and Town Facilities & Amenities**

Survey ID	Comments
1138	54: if needed A new town hall is absurd. The space in the current Town Hall is generous compared to most commercial companies. If more space is necessary rent some commercial space. We should be downsizing the size of Government. Why should it have grown so much. The town services are not any more.
1139	52: is that not already in place? 52-53: Who defines affordable? 53: Do these buildings exist? 56: Why? 59: Use the schools. 68: Who pays? 70: All? Only close to schools? Parks and fields are important for the overall health of our citizens and the community.
1141	53: Does this exist??
1143	If possible I would like to see us meet the 40B housing requirements by entirely devoting projects to elderly housing (as opposed to low income/mentally disabled...)
1146	Care should be taken to not overspend on facilities which will only be used by a few. A recreation center would be used by all in the town and give competition to the existing ones. Clubs would only benefit from up to date/state of the art equipment and facilities - so would all schools and the general public.
1148	54: If needed. See section 1.
1150	The homes that sidewalks are in front of should be cleared of snow by the home owner, not the town
1154	41-42: None. 43: At least a minimum of 1 acre. 47: Would like to have no apartment buildings. 54: Use police station. 57: Man the ones we've got! 58: What's the cost? 68-69: Wow, what century are we in? 70: For school access. 48: In-law apartments where - attached to houses =ok
1157	30-31: Not sure what is zoned where at present.
1164	49, 52-53: ? I think we need rental units in town and small houses for first time buyers. Don't know enough about the issues to really say what is the best way to achieve these goals.
1165	there should be brighter street lights throughout town. I live in the Nabnasset area and I feel that new housing should NOT be built in this area. I feel that it is already well populated and would become too congested.
1166	We should have a place like Acton's Nara Park

**Comments from town-wide mailing:
Housing and Town Facilities & Amenities**

Survey ID	Comments
1180	What's up with the Westford Swim & Tennis Club - ugly! Do they have any interest in updating? It would be great to have some kind of "club" (health/social) that was affordable and nice quality. Some place you could go to hang out with your family and also meet up with friends. (Vesper Country Club, but not as high end).
1181	Moratorium on building residential housing. Get schools up to par regarding athletic fields & courts, esp. middle school. We lose lots of great kids to private schools when they reach H.S. because they want better visibility in sports.
1182	Street lights need to be new type of lighting that does not pollute the sky with light (shines down - not out or up). Also provides better lighting by not blinding drivers.
1186	56 (expand library): Children's section
1187	Expanding the library should be a top priority. I have lived in Westford for 6 years and always go to the Acton Library because it has a better selection and a better atmosphere. We need our library to grow to the size our town has grown.
1188	We do not have to be in the camp rental business at East Boston Camps. Who is going to monitor hiring to prevent pedophiles. They flock to summer camps such as East Boston Camps. We have spent enough tax money. No more tax dollars. [Note: attached newspaper notice with comment that "this will cost tax money": "All camps operated in MA must comply with regulations of the MA Dept. of Public Health and be licensed by the board of health of the city or town in which they are located."]
1190	58 (Rec center): Ice rink / swimming (indoors) 70 (sidewalk snow): Require residents to clear sidewalks.

**Comments from Westford Academy seniors:
Housing and Town Facilities & Amenities**

Survey ID	Comments
2031	Keep it rural and open the land up to people. If you are worried about off-road vehicles, then only let responsible off road clubs use the land, they'll keep it clean.
2039	We should of made 2 acre zoning in the first place. We the town should resist all apartments or else turn into an ugly Acton type of town. All new housing should have 2 acre zoning. No more housing developments too ugly.
2061	I like houses
2106	I'm going to college
2114	more paths, and in winter ability to ride snowmobiles on it
2148	We need to open up public land to off road vehicles. Dirt bikes, quads and trucks. If a responsible club could be organized to keep environmental pollution minimal by keeping vehicles safe and inspected. It's everyone's land so let's use it.
2150	Nabnasset Rec. center, billiards, no police presence